

AT A MEETING OF THE PLANNING AND GENERAL WORKS COMMITTEE OF BRACKLEY TOWN COUNCIL HELD IN THE UPPER HALL, TOWN HALL, BRACKLEY ON MONDAY 4th JANUARY 2010 at 7.27 pm

Present: The Worshipful the Town Mayor (Councillor C S Billingham),
Councillors C J Blunden, K Dixon, D Dunham, T D Hayward,
P Joyce, G Rhys and D Shaw (Chairman)

Apologies for absence: Councillors P J Broomfield, C O Cartmell and P M Titchener

In attendance: Councillor L Ross

403. DECLARATION OF INTEREST

Interest was declared by Councillor Joyce in planning application S2009 1073FUL.

404. PUBLIC PARTICIPATION

None

405. SOUTH NORTHANTS ECONOMIC DEVELOPMENT STRATEGY

A comment sheet in response to the South Northants Economic Development Strategy, put together by the Chairman and Town Clerk, was circulated to Members for their views. It was

RESOLVED:

That the comments be forwarded.

406. MEMBERS REPORTS

Retail Premises

Councillor Dunham said that Councillor Bonner-Dunham had been unable to stay for the meeting but wished Members to be aware that an ex Councillor had been trying to open a business in the Town but because agents/landlords had been uncooperative he had decided to open his business in Buckingham. If this was the case, Councillor Dunham asked if there was anything the Council could do to remedy this. The Town Mayor commented that there were numerous 'to let' signs around the Town and it might be worthwhile to pass these comments on to Adrian Colwell at South Northamptonshire Council and ask for his advice on whether anything could be done. She also suggested inviting Mr Colwell to a future meeting so that he could update Members with the current situation. Councillor Hayward also asked if there was any update on the development at 10 Market Place as the scaffolding had been in place for a considerable time. The Town Mayor said that she believed work was progressing at the rear and an assurance had been given that County Council had no problem with the scaffolding being there.

Councillor Rhys commented that a lot of the agents for the premises lived away from the area and had no idea of what rents could be achieved in Brackley. Councillor Blunden said that many landlords were looking for 'blue chip' companies and were not interested in new businesses just starting up.

After discussion it was

CONTINUATION OF A MEETING OF THE PLANNING AND GENERAL WORKS COMMITTEE OF BRACKLEY TOWN COUNCIL HELD IN THE UPPER HALL, TOWN HALL, BRACKLEY ON MONDAY 4TH JANUARY 2010 at 7.27 pm

406. MEMBERS REPORTS Cont'd.....

RESOLVED:

To include the comments in the response to the South Northants Economic Development Strategy

To invite Mr Adrian Colwell to a future meeting of the Council.

407. BUS SERVICES

A copy of a letter from Syresham Parish Council concerning the changes to the X88/88 bus service was attached to the Agenda, together with information from County Council advising what it is doing to try and improve the service. Members noted.

408. SAFER ROUTES TO SCHOOLS

Further information regarding the proposed zigzag lines for the new crossing at Southfield School was contained in the report attached to the Agenda. Members noted.

409. PLANNING APPLICATIONS

APPLICATIONS		
S09 1187OUT	Gooseholm Fields Farm Banbury Road	Agricultural workers dwelling (outline) Decision: No observations
S09 1189MAO	Land south west of Field View	Residential development for 70 houses (outline). Decision: STRONG OBJECTION on the grounds of access – the bridge is not up to highways standards and therefore no access should be given over this, access on to the A422 is totally unacceptable due to numbers of vehicles using the road and the speed at which they travel – no car access on to Banbury Road would create a 'satellite area' of the Town, the area is prone to flooding and a question was raised as to where excess water would go and there was no evidence of any ecological study as the area had substantial wildlife
S09 1204FUL	27a Bridge Street	Single storey garden room to rear. Decision: No observations
S09 1235LBC	The Crown Hotel, 20 Market Place	Conversion of internal redundant function room kitchen to staff accommodation (retrospective). Decision: No observations
S09 1248LBC	12 Brackley House, High Street	Move internal front door to flat 12 to create an opening in the dividing wall between flat 11 & 12. Decision: No observations

CONTINUATION OF A MEETING OF THE PLANNING AND GENERAL WORKS COMMITTEE OF BRACKLEY TOWN COUNCIL HELD IN THE UPPER HALL, TOWN HALL, BRACKLEY ON MONDAY 5th JANUARY 2010 at 7.27 pm

409. PLANNING APPLICATIONS Cont'd.....

S09 1265FUL	83 High Street	Change of use from DVD rental shop to cafe Decision: OBJECTION on the grounds that the Council would wish this to remain as retail premises
S09 1266LBC	Rear of 36 Market Place	Replace front door and four windows. Replace wooden panel adjacent to front door with frosted glass panel. Decision: No observations
AMENDMENT		
S09		
WITHDRAWN		
S09 1005OUT	Halls Lane	Redevelopment to provide 11 flats and a Cyber café (outline)
S09 1132FUL	22 Tudor Way	Single storey front extension

410. INFORMATION REPORT

West Northamptonshire Strategic Housing Land Availability Assessment

A copy letter from the West Northamptonshire Joint Planning Unit was attached to the Agenda. Further information was available on the website (detailed in the letter) and the Chairman encouraged any Member who wished to make comments to complete questionnaires, available from the website or the office. He also questioned whether the Town Council needed to seek expert advice to enable it to put forward relevant comments.

Councillor Joyce said that if developments were built all the way up Halse Road that would be 3.5 miles away from the town centre and he questioned how this would be of benefit to the town. He also felt it would make the town very lopsided and would create more traffic.

Councillor Dunham said that that if there was a strategy in place this would allow Councils to have some say as to where developers could build. The Town Mayor agreed with Councillor Dunham's comments and said that the document in question was only showing what land was available and all planning authorities were supposed to have 5 year land banks so there is control over where developers can build.

411. LICENSING

Members were advised that an email had been received expressing concern that there was an opportunity for taxi businesses to set up without the necessary checks. The Town Mayor felt this was outside the Town Council's remit and suggested that the matter be referred to South Northamptonshire Council. The Deputy Town Mayor suggested that Councillor Stimpson's views be obtained and if he felt it was a Town Council matter, this could be put on the next relevant agenda. Members noted.

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412. PARISH ENHANCEMENT GANGS

A leaflet issued by MGWSP/Northamptonshire County Council concerning new Parish Enhancement Gangs was circulated. Members were asked to advise the office of any area which required attention.

Immediate areas reported were:

Martial Daire Boulevard between 1 and 9A
Large potholes in Halse Road near Washington House Surgery
Outside Bracken Leas School
Loose kerb stones at junction Bridgewater Road/Halse Road

Meeting closed at 8.04 pm

Chairman

